



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Mayor and Members of the City Council

From: Brian Stockton, City Planner

Date: 04.23.2012

RE: V#102-12 Expert Car Wash

Case Information:

Case:	V#102-12
Applicant:	Expert Car Wash
Parcels:	15N18 023
Area:	Acre
Location:	Highway 92
Property Owner(s):	Benjamin Vollmer
Current Zoning:	DT-GC Downtown General Commercial

Applicant's Request:

The applicant proposes to enclose one of the four wash bays of the existing car wash for use as a waiting area for the automobile detailing service. They are requesting the following variance to the Land Development Ordinance:
LDO Sec. 7.723 to waive the requirement for a Code Compliance Certificate.

Comprehensive Plan Compatibility:

The parcel included in this application falls into Community Village Center (CVC) classification established in the Comprehensive Town Plan 2030. Following is the section from the Comprehensive Town Plan 2030, which describes the intent and development strategy for a Community Village Center:

COMMUNITY VILLAGE CENTER (SD-CVC)

Typically located at the convergence of major transportation corridors, Commercial Village Centers are envisioned as places where a compatible mixture of higher intensity uses are located, such as larger scaled shopping centers, professional offices and services serving several neighborhoods. Mixed-use developments that combine residential, commercial, service, entertainment

and recreational uses integrated and linked together by a comprehensive circulation system are encouraged in these villages. Community Village Centers include shopping and service facilities that offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a market area consisting of many neighborhoods. Whereas someone might live adjacent to a neighborhood village center but work outside the neighborhood, the commercial village concept includes a variety of housing options, small business employment opportunities, retail shops, services, well-placed parks, plazas and open spaces that create a "mini-community" where it is possible to live, work and play. Land use components coexist as part of a collective approach to creating communities that are safe, attractive and convenient for pedestrians and motorists alike. Natural and historic resources within Community Village Centers should be enhanced and preserved as a means of defining a distinct identity or sense of place. A Community Village Center should create a focal point for its surrounding neighborhoods.

Surrounding Land Uses:

NORTH:	DT-GC
EAST:	DT-GC
WEST:	DT-GC
SOUTH:	DT-GC

Background, Issues and Analysis:

The Code Compliance Certificate would require the applicant, based on their proposed work, to bring the entire site into compliance with the standards of the downtown master plan. This would include moving the building closer to the street, installing necessary sidewalk and streetscapes. The building is also located entirely in the flood plain and any improvement over 50% of the value of the building would require significant investment in work done to bring it into further compliance with flood plain regulations. Staff feels that the slight modification required in order to sustain a successful business in this difficult existing location should be allowed at this time given the issues facing this site.

Development Process Committee Recommendation:

At the April 11, 20012 meeting the Development Process Committee vote to recommend approval of the applicants' request to waive LDO Sec 7.723 in order to enclose one of the existing wash bays.

